



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

August 28, 1991

John T. Maguire, Esquire  
Holman, Hughes, Finch and Maguire, Chartered  
189 E. Main Street  
Westminster, Maryland 21157

RE: Petition for Special Hearing  
Trovilla S. McNally, Petitioner  
Case #91-465-SPH

Dear Mr. Maguire:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals clerk at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmm  
att:  
cc: Peoples Counsel

A. L. SNYDER  
1911 Hanover Pike  
HAMPSTEAD, MARYLAND 21074

(301) 239-7744

TO: MR. ROBERT HAINES  
ZONING COMMISSIONER  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

# LETTER OF TRANSMITTAL

DATE	August 21, 1991	JOB NO.	91-465-SPH
BY	The McNally Practice #91-465-SPH		

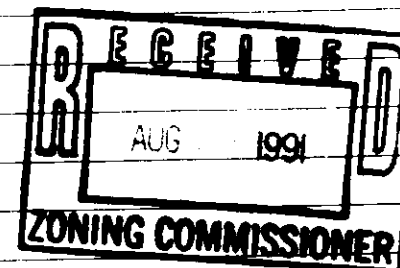
WE ARE SENDING YOU ☒ Attached Under separate cover via the following items:  
☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order

COPIES	DATE	NO.	DESCRIPTION
1			TITLE Sheet, (as of 8/7/91)
1			Proposed Reg. Erection - 1991
			Plan

THESE ARE TRANSMITTED as checked below:

For approval ☐ Approved as submitted Resubmit \_\_\_\_\_ copies for approval  
For your use ☐ Approved as noted Submit \_\_\_\_\_ copies for distribution  
As requested ☒ Returned for corrections Return \_\_\_\_\_ corrected prints  
For review and comment \_\_\_\_\_  
FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ PRINTS RETURNED AFTER LOAN TO US

REMARKS:



COPY TO: *File*

SIGNED: *A. L. Snyder*

If enclosures are not as noted, kindly notify us at once.

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS

DATE: August 29, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Fami

SUBJECT: Z. A. C. Comments

Z. A. C. MEETING DATE: July 16, 1991

This office has no comments for items number 477,  
510, 1, 2, 5 and 8.

*Rahee J. Fami*  
Rahee J. Fami  
Traffic Engineer 11

RJF:bza

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 5, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: McNally, Item No. 447

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/edn

NSHELL/TXTROZ

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: *7/19/91*

Trovilla S. McNally  
c/o John T. Maguire, Esq.  
189 East Main Street  
Westminster, Maryland 21157

RE: Case Number: 91-465-SPH  
#2/S Parrish Road, 2700' NE of Emory Road  
15400 Parrish Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Trovilla S. McNally  
HEARING: THURSDAY, AUGUST 8, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ *70.76* is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

JUNE 19, 1991

## NOTICE OF HEARING

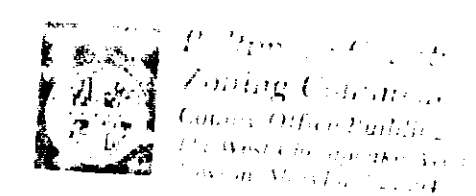
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-465-SPH  
#2/S Parrish Road, 2700' NE of Emory Road  
15400 Parrish Road  
4th Election District - 3rd Councilmanic  
Petitioner(s): Trovilla S. McNally  
HEARING: THURSDAY, AUGUST 8, 1991 at 11:00 a.m.

Special Hearing: The non-density transfer of 2.71354 acres of Parcel II of the James F. McNally and Trovilla S. McNally Property to Parcel I of that property, thereby enabling the lot configuration to be as shown on the attached plat.

Zoning Commissioner of  
Baltimore County

cc: John T. Maguire, Esq.



Date

Cashier Validation

Please Make Checks Payable To Baltimore County

## "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. *7/19* 19*91*

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *7/19* 19*91*.

OWINGS MILLS TIMES,

*S. Zeke Olson*  
Publisher

\$70.76

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

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HEARING: THURSDAY, AUGUST 8, 1991 at 11:00 a.m.

Special Hearing: The non-density transfer of 2.71354 acres of Parcel II of the James F. McNally and Trovilla S. McNally Property to Parcel I of that property, thereby enabling the lot configuration to be as shown on the attached plat.

Zoning Commissioner of  
Baltimore County

037614 July 4

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *4th* Date of Posting: *July 12, 1991*  
Posted for: *James F. McNally*  
Petitioner: *Trovilla S. McNally*  
Location of property: *15400 Parrish Road, 2700' NE of Emory Road*  
Location of Sign: *on the property*  
Remarks: \_\_\_\_\_  
Posted by: *S. Zeke Olson* Date of return: *July 19, 1991*  
Number of Signs: *1*

## CERTIFICATE OF PUBLICATION

TOWSON, MD. *7/19* 19*91*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *7/19* 19*91*.

THE JEFFERSONIAN,

*S. Zeke Olson*  
Publisher

\$70.76

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Zoning Commissioner of  
Baltimore County

037614 July 4



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

88-3353

July 9, 1991

John T. Maguire, Esquire  
Hollman, Hughes, Finch & Maguire  
189 East Main Street  
Westminster, MD 21157

RE: Item No. 447, Case No. 91-465-SPH  
Petitioner: Trovilia S. McNally, et al  
Petition for Special Hearing

Dear Mr. Maguire:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

88-3353

Your petition has been received and accepted for filing this 22nd day of May, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Trovilia S. McNally, et al  
Petitioner's Attorney: John T. Maguire

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 26, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 4, 1991

This office has no comments for items number 431, 441, 443, 447, 448, 449, 450, 451 and 453.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 3, 1991

TO: Zoning Commissioner  
Office of Planning and Zoning

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #447, Zoning Advisory Committee Meeting of June 4, 1991. Trovilia S. McNally, NE/S Parrish Road, 2700' NE of Emory Road (#15400 Parrish Road), D-4, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation tests, must be conducted.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Impact Review at 887-3980.

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

SSF:rmk  
4472NG/GWRMK

Baltimore County Government  
Fire Department

100 East Lopp Road, Suite 901  
Towson, MD 21204-5500

4401-188-1500

MAY 31, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: TROVILLA S. MCNALLY  
Location: #15400 PARRISH ROAD  
Item No.: 447 Zoning Agenda: JUNE 4, 1991

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and requested to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Noted and Approved  
*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

REVIEWER: *John T. Maguire*  
Planning Group  
Special Inspection Division

JK/FER

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for June 4, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 431, 441, 442, 443, 448, 449, and 451.

For Items 432, 439 and 444, the previous County Review Group comments are still applicable.

For Items 445, 446, 450 and 453, County Review Group Meetings are required.

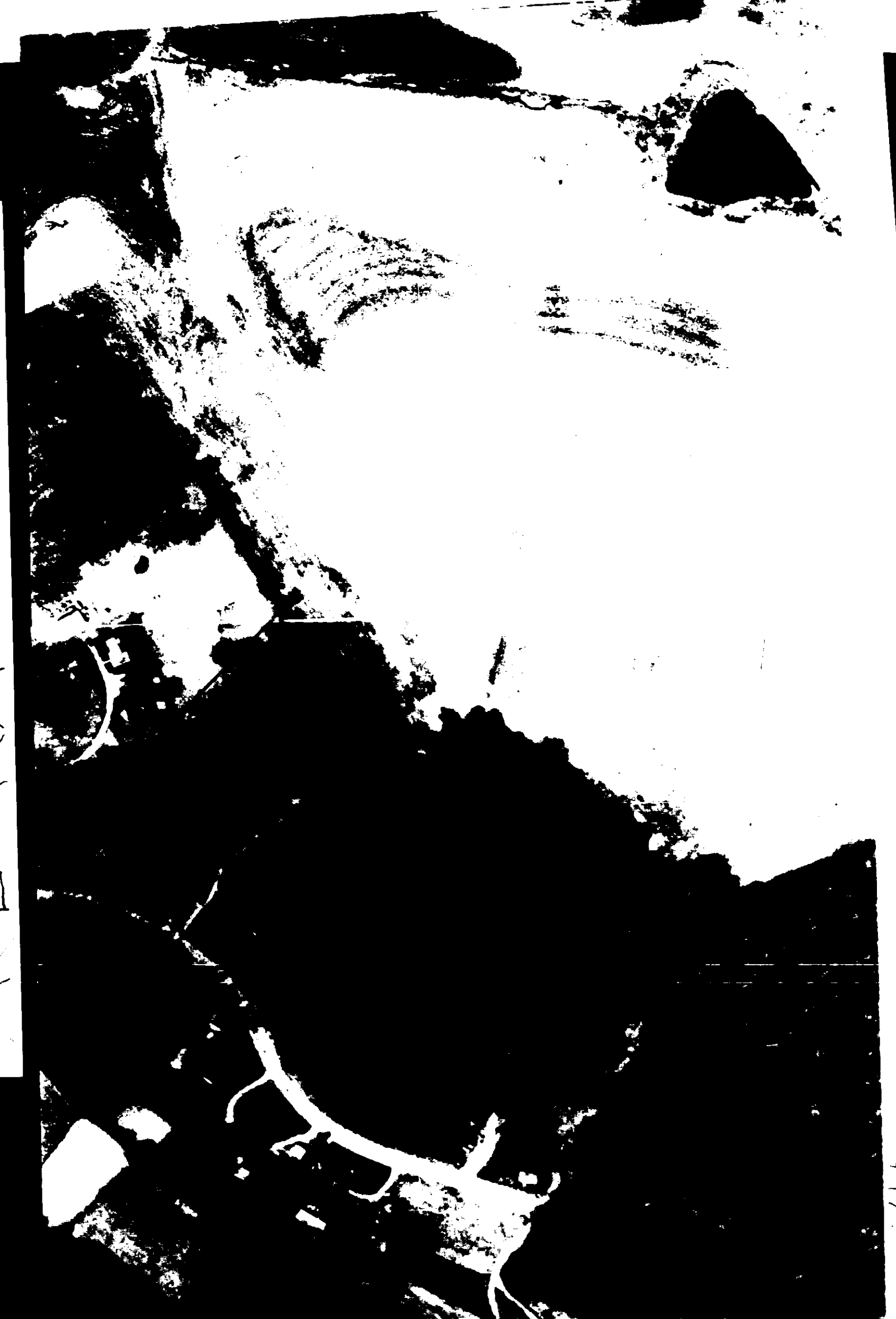
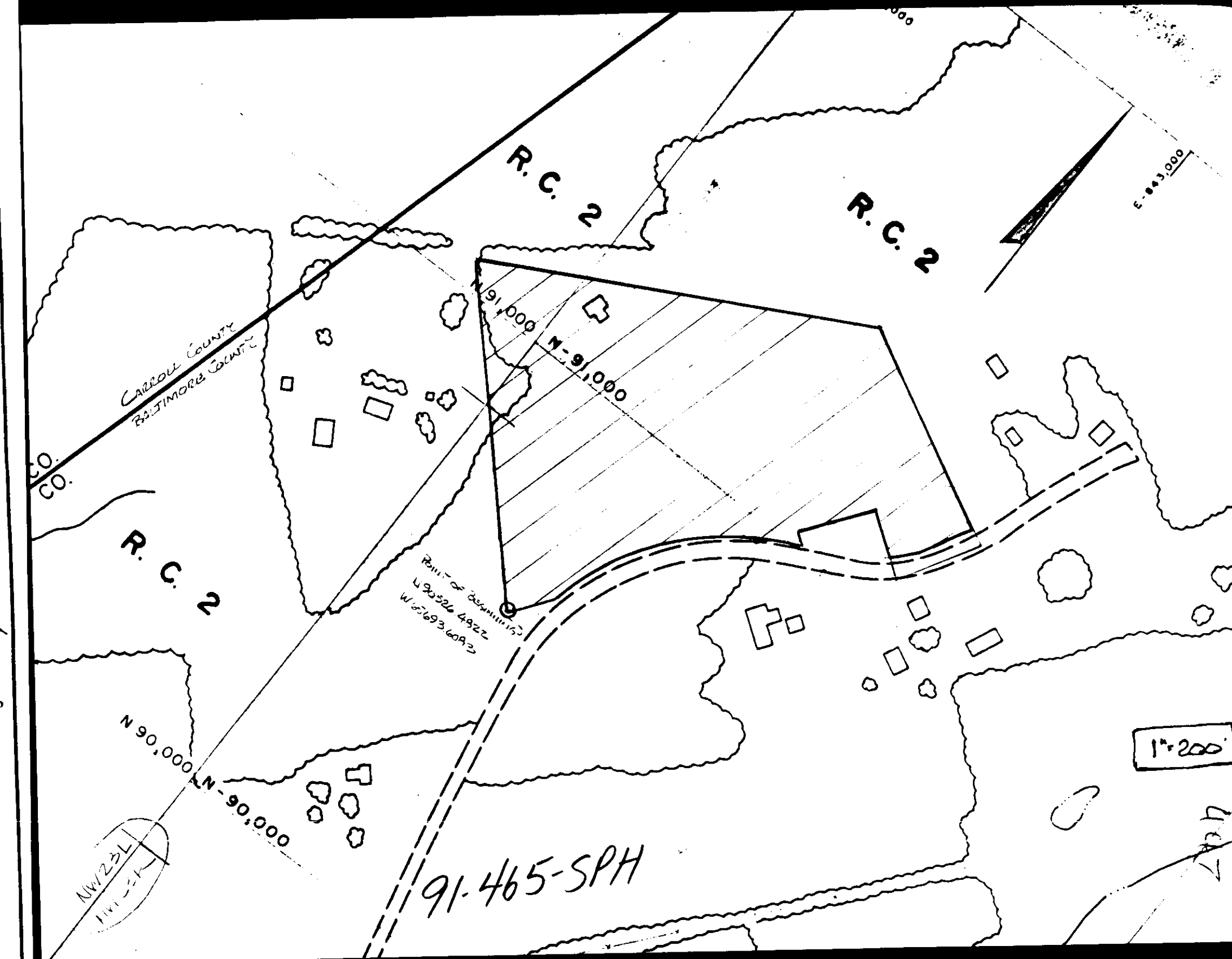
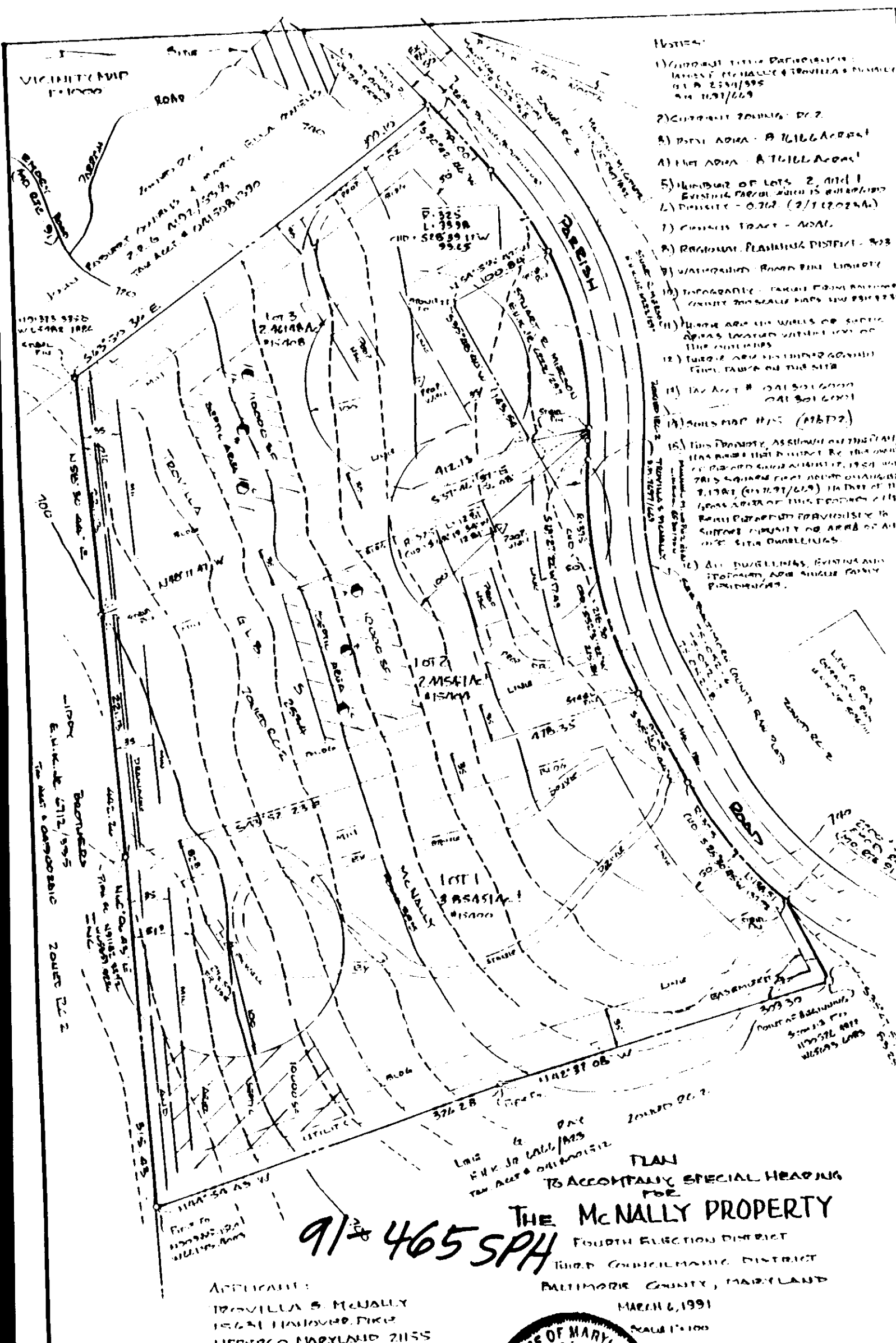
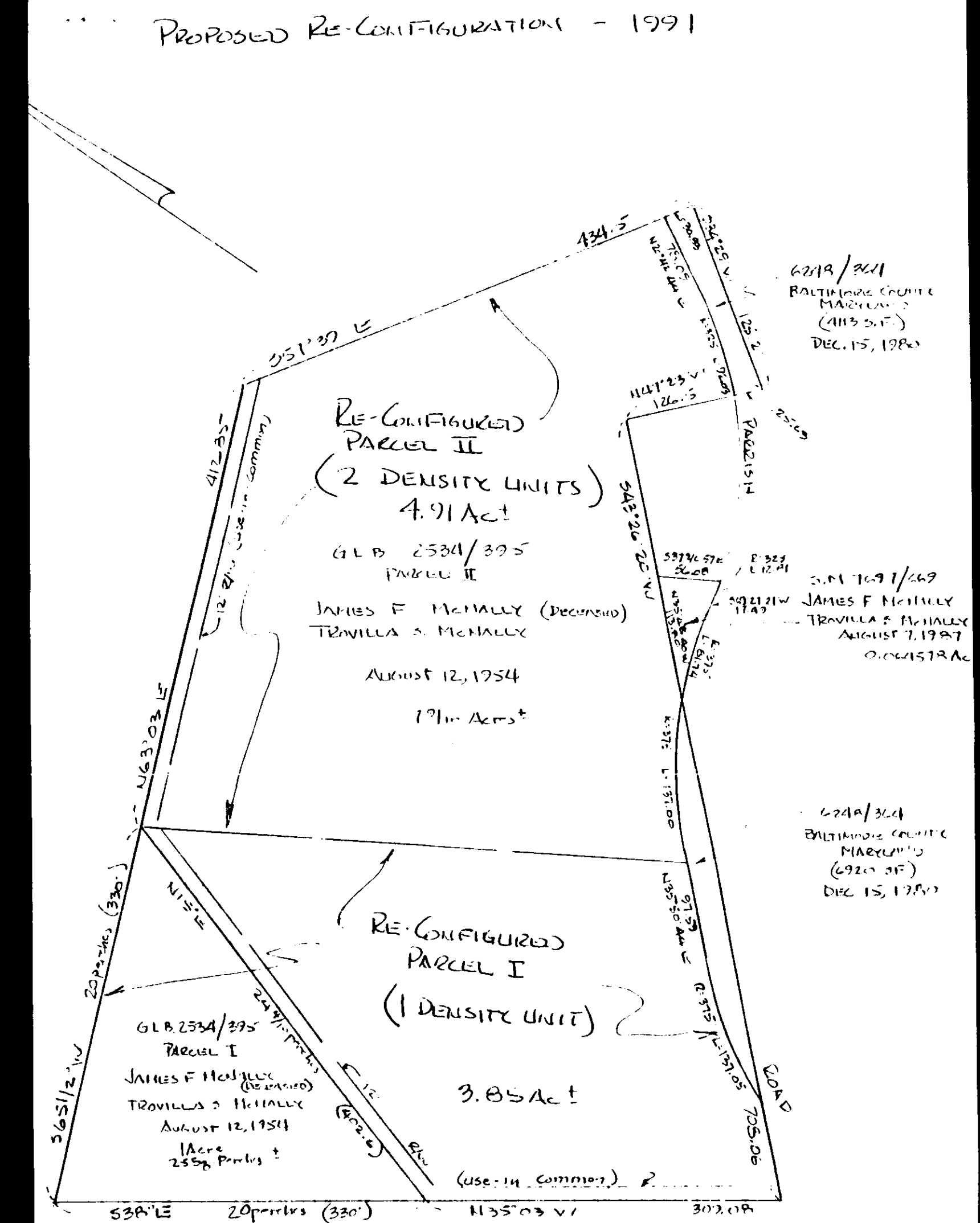
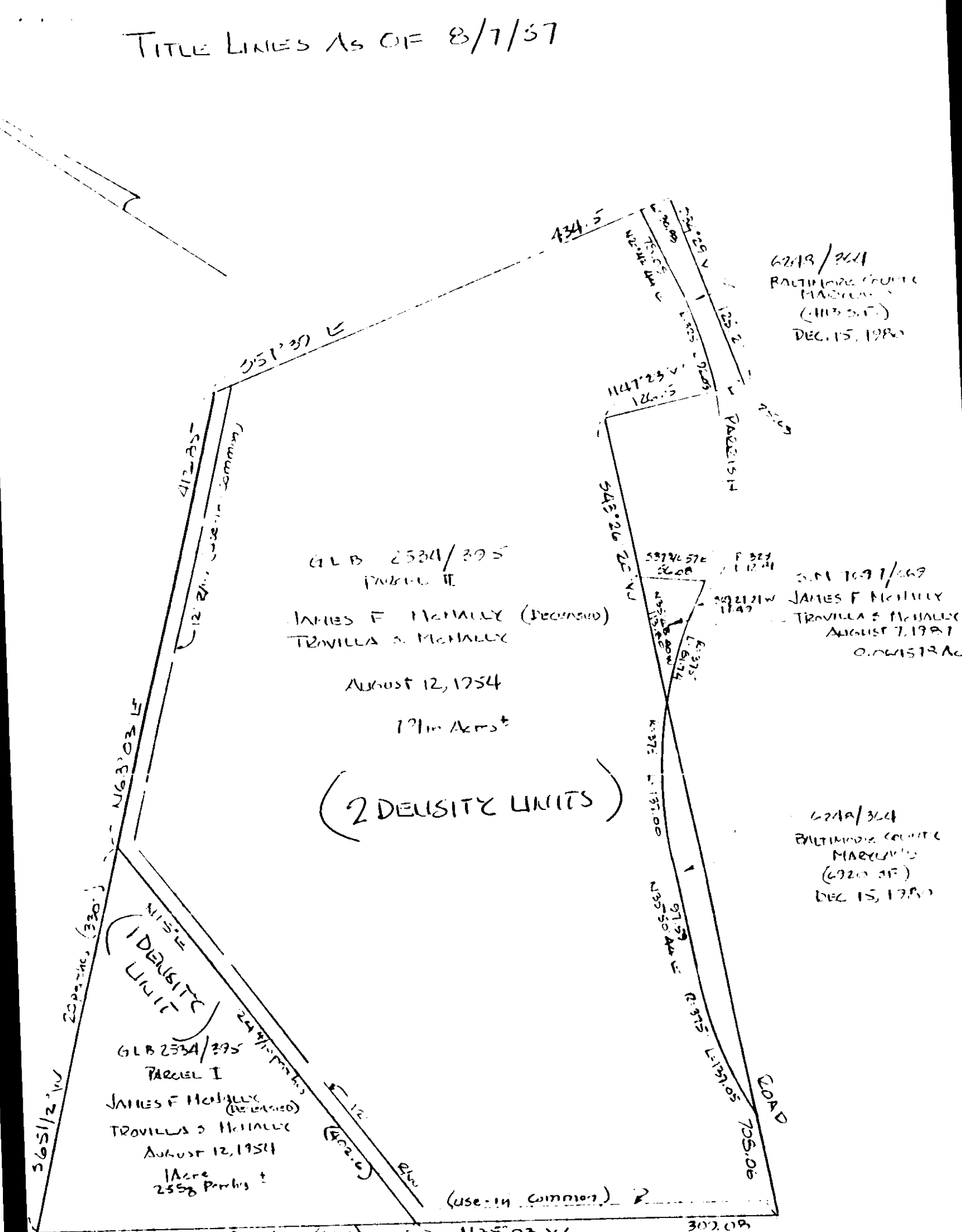
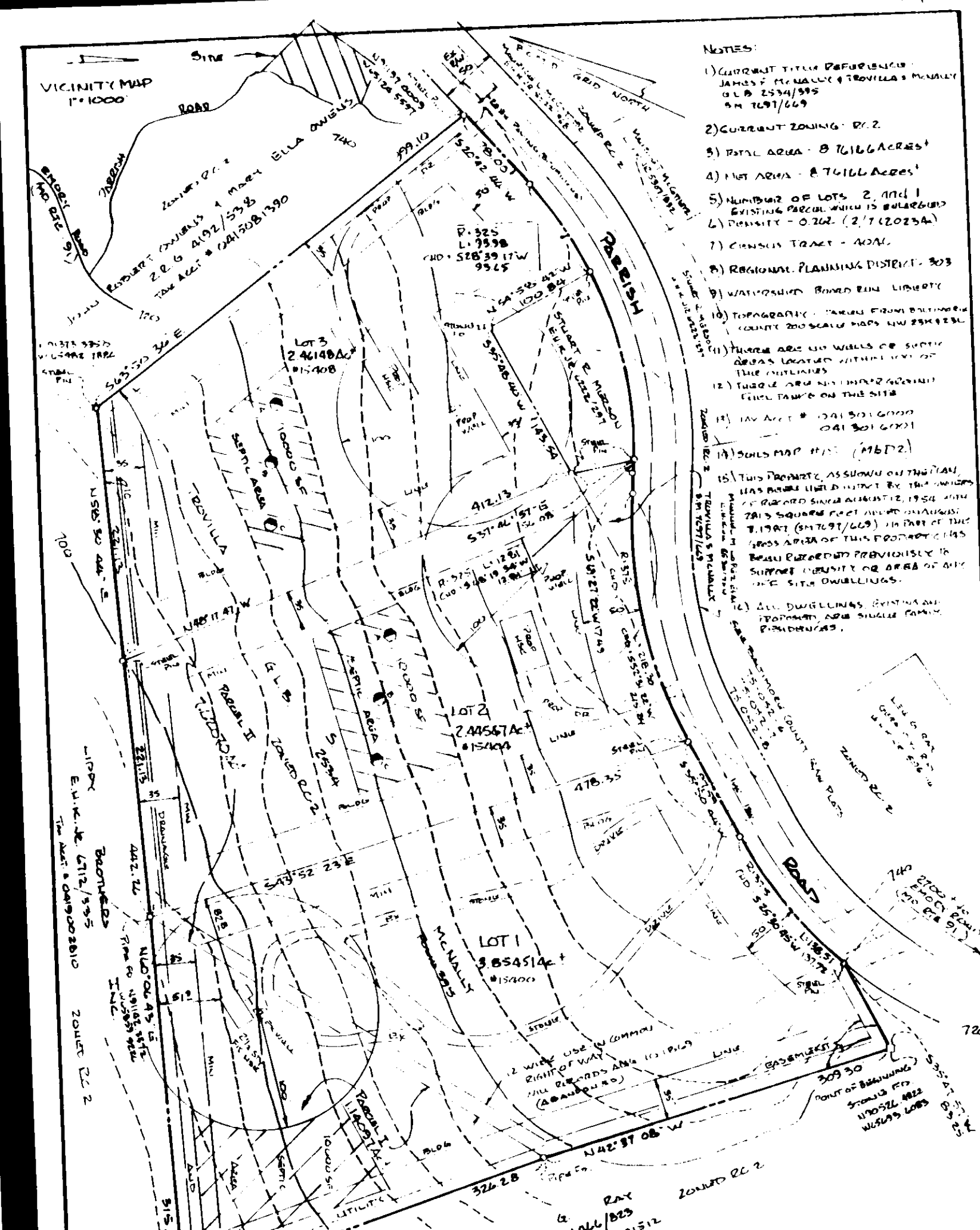
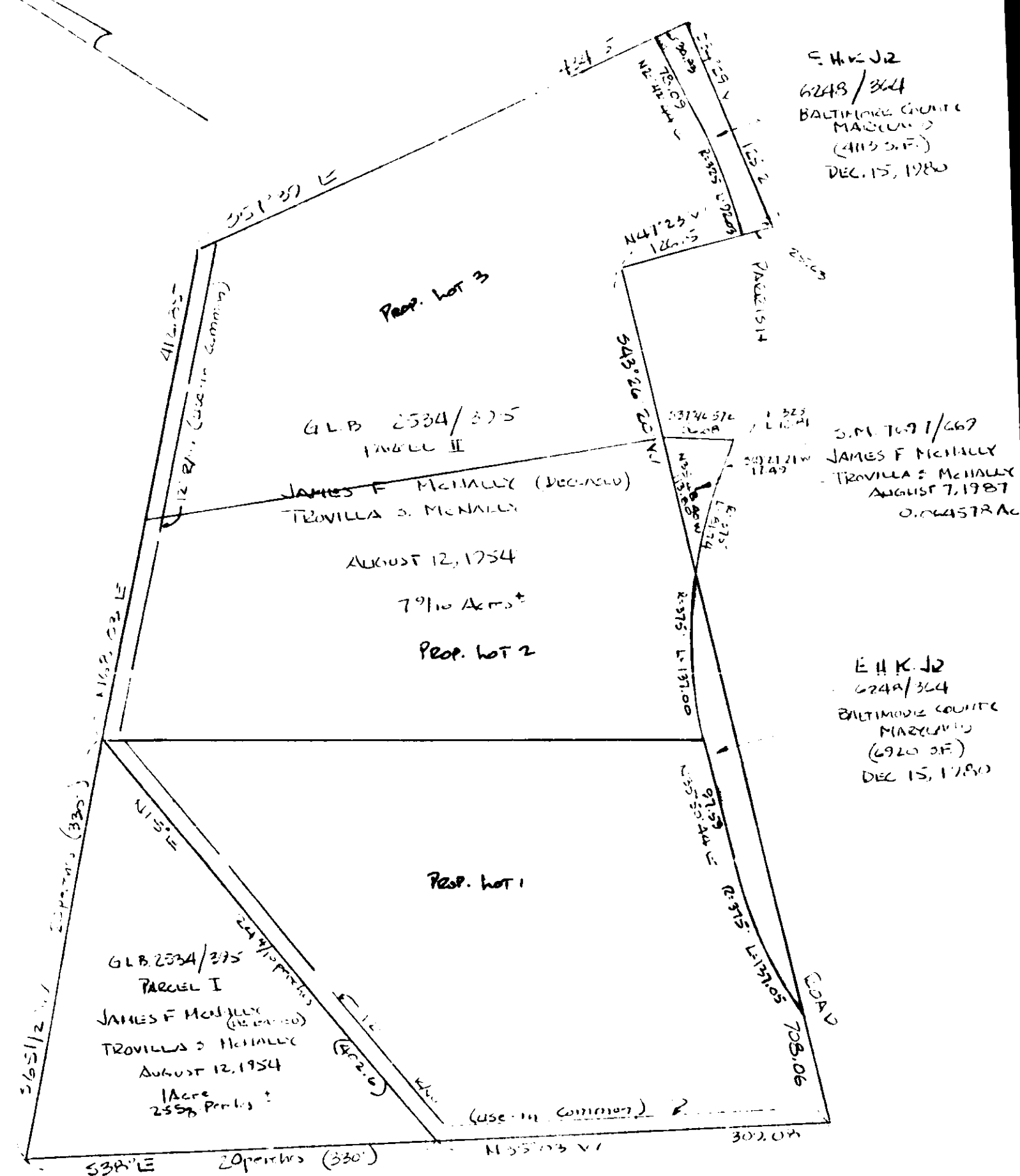
For Item 447, this site is subject to the previous minor subdivision comments.


*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

received  
6/14/91





 <p><b>Baltimore County</b>  <b>Zoning Commissioner</b>          County Office Building          111 West Chesapeake Avenue          Towson, Maryland 21204</p>	<h1 style="margin: 0;">receipt</h1> <p>Account: R-001-6150          Number:</p>
<p>Date _____</p>	
<p>TOTAL DOLLARS _____</p> <p>TOTAL CENTS _____</p> <p>IN WORDS: _____</p> <p>FOR: _____</p>	<p>CHECK NO. _____</p> <p>CHECK DATE _____</p> <p>AMOUNT \$_____</p> <p>PAY TO THE ORDER OF _____</p>
<p>Please Make Checks Payable To: Baltimore County</p>	